

**The New Jersey Tenants Preservation Project**  
**944 Broad Street - 3<sup>rd</sup> Floor**  
**Newark, NJ 07102**  
Office: (973) 643-7711  
Fax: (973) 643-0099  
Email: [njtpp@bellatlantic.net](mailto:njtpp@bellatlantic.net)

March 16, 2002

Columbia Savings Bank  
1901 Route 208 North  
Fairlawn, NJ 07410  
Attn.: Mr. Campbell

Dear Mr. Campbell:

Please find enclosed a description and mission statement for the New Jersey Tenants Preservation Project. I do hope this provides enough information concerning our organization.

If there are any questions, please contact me at the number above. Thank you for your support of this effort.

Sincerely,



Frank Hutchins  
Director

FH/mb

## **NEW JERSEY TENANTS PRESERVATION** **MISSION AND BRIEF HISTORY**

### **Mission Statement**

To preserve the affordability of and improve the condition of multifamily, privately-owned, governmentally-assisted housing which serves primarily low income tenants throughout the State of New Jersey; to promote low income tenant empowerment through the provision of education, training and technical assistance; and to support efforts to improve the quality of life in HUD-assisted housing in both urban and rural areas.

### **Historical Perspective**

The New Jersey Tenants Preservation Project was created in 1990 under the umbrella of the Suburban Essex Housing Development Corporation as a working group of advocates of affordable rental housing and tenants rights in New Jersey to address immediate threats to 8,000 affordable apartments whose owners began to withdraw their properties from federal housing programs. More than 58,000 housing units in 484 properties in New Jersey are affected by this change in federal housing policy, which originally required long-term affordability of these units.

The New Jersey Tenants Preservation Project monitors changes in laws and regulation affecting this housing, serves as the center for statewide coordination of information sharing and planning and works with tenants in these buildings. Over the last six years, the New Jersey Tenants Preservation Project has worked directly with over thirty buildings representing more than 3,000 units of assisted housing in all regions of the state. This work has included organizing tenant associations, spearheading the development of partnerships between tenant groups and nonprofit housing developers to purchase affected buildings and assisting local organizations to improve conditions in "at-risk" properties. The New Jersey Tenants Preservation Project was incorporated in 1996 with a tenant-controlled board of trustees, and received IRS 501(c)(3) status in June 1997.

For the present, members of the Board of Trustees, local tenant leaders, community organizations, and Greater Newark Tenant Coalition staff volunteer their time to keep current projects moving and to monitor federal, state and local developments in applicable laws and regulations. Increased activity on all fronts is necessary while there are still opportunities to focus attention and resources on saving this affordable housing. The New Jersey Tenants Preservation Project has laid considerable groundwork in this direction throughout the state, and must sustain the momentum it has established before events overtake the issue.

The New Jersey Tenants Preservation Project works statewide, with a focus on the underserved areas of central and southern New Jersey. New Jersey Tenants Preservation Project activities have taken place throughout the state, from Hudson County in the north to Cape May County in the south. The New Jersey Tenants Preservation Project works in the state's large cities, such as Newark, Jersey City and Atlantic City and in its smaller cities and towns, such as Elizabeth, Glassboro, Hoboken, Keansburg, Orange, Trenton and Vineland.